

Strategic Land

Land off Gretton Road, Gotherington, Cheltenham

Approximately 8.65 Acres (3.50 Ha)



- Strategic land opportunity in attractive Cotswold village location.
- Located within short distance from the Regency town of Cheltenham.
- Site Area of approx. 8.65 acres (3.50 ha)

Plan is for indicative purposes only

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OVERVIEW

Bruton Knowles have been instructed to market an exciting strategic land opportunity in the village of Gotherington, Gloucestershire. In summary:

- Strategic land opportunity in attractive Cotswold village location.
- Located within short distance from the Regency town of Cheltenham.
- Site Area of approx. 8.65 acres (3.50 ha)

Directions

From Cheltenham, travel north on the A435 through Bishops Cleeve until reaching Gotherington. Turn right onto Malleson Road and follow all the way through Gotherington, and when coming to the T-junction, continue straight on via the Gretton Road. About 750m after this junction, the site will be on your right. Post code: GL52 9QX.

LOCATION

The subject site is located on the south eastern edge of the village of Gotherington, lying some 1.5 miles north of Bishops Cleeve and 5 miles north of Cheltenham. The village of Gotherington benefits from a range of amenities, including a primary school, public house and village store, all of which are within walking distance from the site. Gotherington is easily accessible via the A435 which provides direct access to Bishops Cleeve and Cheltenham town centre to the south and the A46 to the north, which in turn connects to Junction 10 of the M5 motorway at Ashchurch.

The nearest bus stops are located along Gretton Road within 250m from the site, with regular services to Winchcombe and Cheltenham. Ashchurch for Tewkesbury Railway Station is located 5 miles to the north west of the village, which provides regular services to Bristol Temple Meads, Worcester Shrub Hill, Cardiff Central and London.

DESCRIPTION

The subject site comprises a parcel of pasture land, extending to approximately 8.65 acres (3.50 hectares). Access is provided via an open entrance in the north western corner of the site off the B4632. Overhead power lines held by a wayleave traverse the site on the western edge in a north easterly direction. The site is bordered to the north by Gretton Road, to the east by pasture and to the south east by the Gloucestershire and Warwickshire Railway which runs along an embankment.

The site is registered under the wider Freehold Title GR394995.

There are no public rights of way crossing the site, however, there is a pedestrian link reserved across the Lioncourt Homes scheme adjacent which leads out onto Gretton Road. The closest right of way is AG027. The Environment Agency's flood zone mapping shows that the site lies within Flood Zone 1 (lowest probability of flooding).

PLANNING

The subject site is situated within the planning jurisdiction of Tewkesbury Borough Council. Planning Policy is covered by the Tewkesbury Borough Plan 2011-2031 which was adopted on the 8th of June 2022.

The JCS (Joint Core Strategy) was due to undertake an immediate review following its adoption in 2017. The immediate review did not take place which has resulted in the Council's struggle to meet their housing needs over the last couple of years. However, Tewkesbury Borough Council, along with Gloucester City Council and Cheltenham Borough Council, have recently started the preparation of the emerging Strategic and Local Plan (SLP). The Regulation 18 process will take up until April 2026. It is then anticipated between May and September 2026 that the Regulation 19 consultation will take place.

Following recent Appeals, Tewkesbury Borough Council cannot demonstrate a 5 Year Housing Land Supply.

The adjacent land has full planning permission for 45 dwellings, creation of new access, public open space and other associated ancillary works. Granted at Appeal on the 11th of September 2023, Appeal Ref: APP/G1630/W/23/3314936.

The site is not located within the Green Belt nor an Area of Outstanding Natural Beauty (AONB), however the site falls under a Special Landscape Area (Policy LAN1).

TERMS

The site is available for promotion via an Option or Promotion agreement and parties are invited to submit terms as follows:

- Type of agreement
- Percentage - discount/share of proceeds
- Premium payment (s) to landowner
- Term (s) of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Planning strategy
- Confirmation of payment of landowner's professional fees (agent and legal)

Please email offers to Harry Breakwell:
harry.breakwell@brutonknowles.co.uk

VIEWING

Viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – JANUARY 2026

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Contact:

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